Karen Johnson Davidson County
Batch# 981671 DEEDWARR
03/16/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,549.30
20230316-0019222

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~ Williamson** The actual consideration or value, whichever is greater, for this transfer is **$689,000.00.** **Affiant** Subscribed and sworn to before me, this **16th day of March, 2023.** **Notary Public** **My commission expires:** 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shelley Duryee **1445 Janie Avenue** **Nashville, TN 37216**	New Owner	**07204028100** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dogwood Investments, LLC, a Tennessee Limited Liability Company,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Shelley Duryee, an unmarried woman** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 31, Block D on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 100 feet on the Easterly side of Janie Avenue and runs back between parallel lines, 175 feet to a dead line.

Being the same property conveyed to J.D. Wallace and wife, Betty Lou Wallace by Warranty Deed from Lory O. Marklin of record in Book 3949, Page 339, Register's Office for Davidson County, Tennessee, dated October 19, 1965 and recorded on October 21, 1965.

Being the same property conveyed to Dogwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from J.D. Wallace and Betty Lou Wallace, husband and wife, of record in Instrument No. 20210607-0076317, Register's Office for Davidson County, Tennessee, dated May 28, 2021 and recorded on June 07, 2021. Affidavit Recorded on September 03, 2021 in Instrument No: 20210903-0118742, said register's office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **1445 Janie Avenue, Nashville, TN 37216**.

HE-2023-008

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **15th day of March, 2023.**

Dogwood Investments, LLC,
a Tennessee Limited Liability Company

By: _____
Daniel C. Dyer, Manager

By: _____
Daniel C. Dyer, President
Gold Eagle Group, Inc., Sole Member
of Dogwood Investments, LLC

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Daniel C. Dyer, Manager of Dogwood Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Dogwood Investments, LLC, the within named bargainor, a Limited Liability Company, and that such Daniel C. Dyer, Manager of Dogwood Investments, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, this 15th day of March, 2023.

_____
Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Daniel C. Dyer, President of Gold Eagle Group, Inc., Sole Member of Dogwood Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Dogwood Investments, LLC, the within named bargainor, a Corporation, and that such Daniel C. Dyer, Manager of Gold Eagle Group, Inc., Sole Member of Dogwood Investments, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, this 15th day of March, 2023.

_____
Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

HE-2023-008

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 03/15/23 (date of document).

Affiant Signature

03/16/23

Date

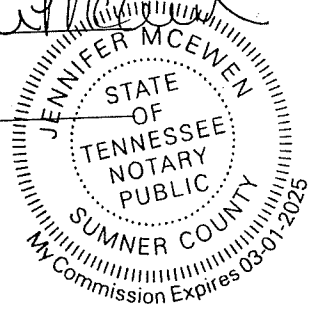
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 16th day of March, 2023

Notary Public

My Commission Expires:



NOTARY'S SEAL